



A BEAUTIFUL AND STYLISHLY presented third floor flat in a CONVERTED GRADE II* LISTED BUILDING in this HIGHLY SOUGHT AFTER SQUARE. The accommodation comprises WEST ASPECT LOUNGE, MODERN FITTED KITCHEN, DOUBLE BEDROOM, MODERN BATHROOM, GAS CENTRAL HEATING,, EPC C.

- CONVERTED GRADE II* LISTED BUILDING
- SOUGHT AFTER LOCATION
- BEAUTIFUL AND STYLISHLY PRESENTED
- WEST ASPECT LOUNGE
- MODERN FITTED KITCHEN
- ONE BEDROOM
- MODERN BATHROOM
- MUST VIEW PROPERTY
- PART FURNISHED





ENTRANCE HALL

Split level, recessed downlighting, entry phone system.

LOUNGE

West aspect sash window with roof top views, ceiling coving, recessed downlighting, feature fireplace with tiled hearth, cupboard and shelf to recess, radiator, open doorway to:

KITCHEN

Modern fitted kitchen comprising range of eye level wall cupboards and base cupboards, worktops with tiled surround, stainless steel single bowl single drainer sink unit with mixer tap, electric oven, gas hob with extractor fan over, washer/dryer, fridge/freezer, recessed downlighting, tiled floor.

BATHROOM

Fitted with modern white suite comprising tiled panelled bath with wall mounted taps and shower head, tiled worktop with inset wash hand basin with mixer tap, fitted mirror over, low level WC with concealed cistern, recessed downlighting, tiled walls, tiled floor, chrome ladder style heated towel rail, extractor fan, frosted borrowed light window.

BEDROOM

Double bedroom, West aspect sash window with further West aspect frosted window, ceiling coving, recessed downlighting, cupboard housing boiler, radiator.

ADDITIONAL INFORMATION

NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check or provide materially significant false or misleading information. The holding deposit will be offset against the first months rent.

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

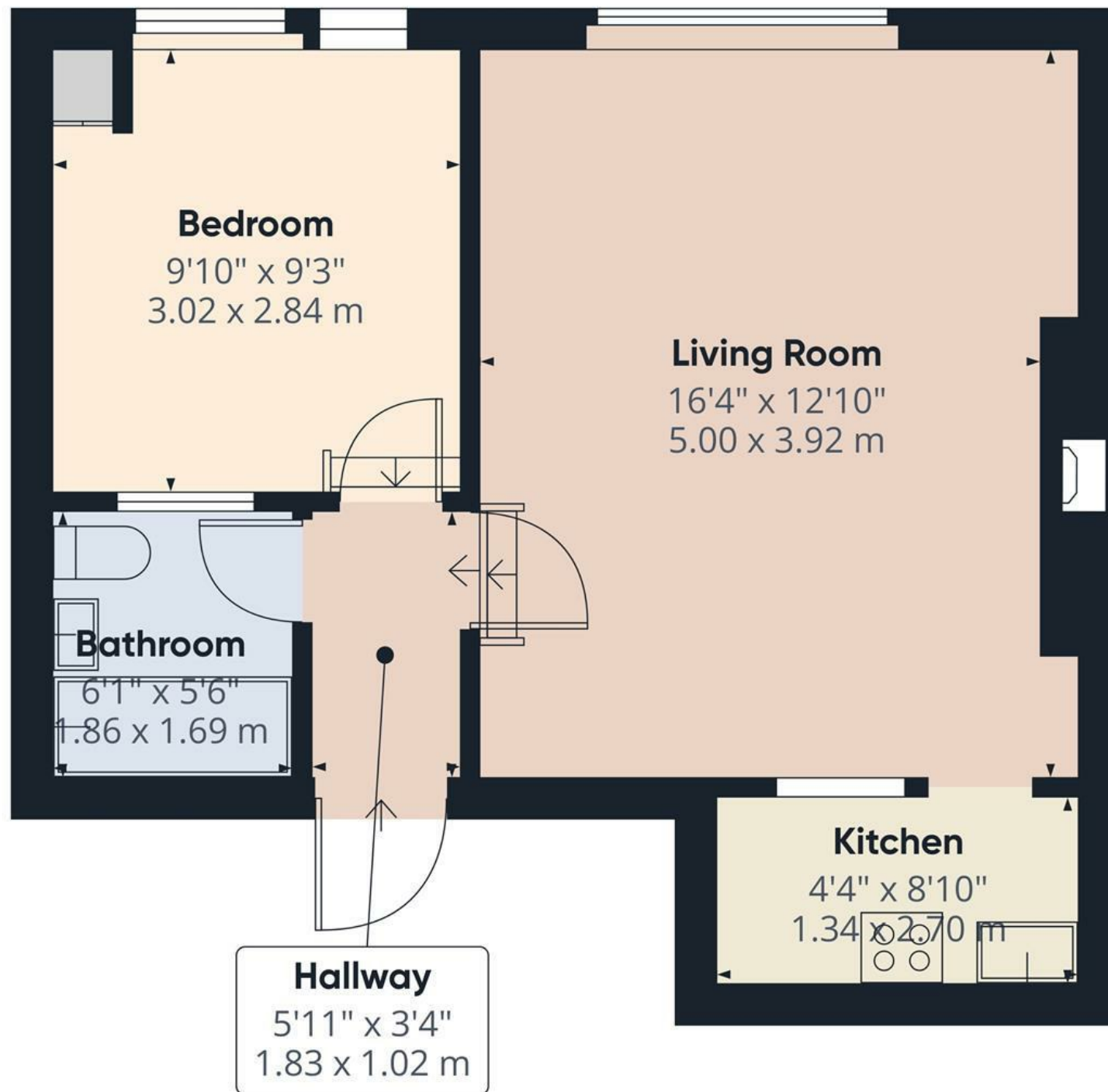
Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions,



Approximate total area^m

407 ft²

37.9 m²

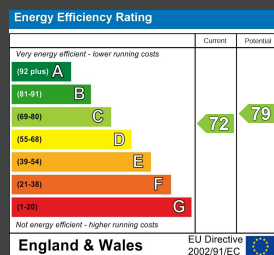
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



ENERGY PERFORMANCE CERTIFICATE (EPC)



Council Tax Band: A

Maintenance: n/a

Lease Length: n/a

Ground Rent: n/a

Tel: 01273 323000

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DISCLAIMER

Money Laundering Regulations 2007: Intending purchasers will be asked to produce identification documentation upon acceptance of any offer. We would ask for your cooperation in producing such in order that there will not be a delay in agreeing the sale. General: Whilst we endeavour to make our sales particulars fair, accurate and reliable they are only a general guide to the property and accordingly if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you. Buyers must check the availability of any property and make an appointment to view, before embarking on any journey to see a property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Services: Please note we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract.

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VIRTUAL VIEWINGS

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